



An  
Bord  
Pleanála

**Case Reference:  
ABP- 303694-19**

---

**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

---

**Proposed Development: Demolition of existing building, construction of 229 no. apartments and associated site works.**

**Leisureplex Stillorgan, Old Dublin Road, Stillorgan, Co. Dublin.**

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

- 1) Further consideration of the documents as they relate to the building height and quantum of development in the context of the Stillorgan Local Area Plan 2018-2024, the Building Height Strategy set out as Appendix 9 of the Dun Laoghaire Rathdown County Development Plan 2016-2022 and the Urban Development and Building Heights Guidelines for Planning Authorities. The further consideration of this issue may require an amendment to the

documents and/or design proposals submitted. If the proposed heights are to be maintained at application stage then further justification of the height strategy should be submitted at application stage.

- 2) Further consideration / justification of the documents as they relate to accessibility, permeability, interaction with the public realm, roads and cycle layouts in the proposed development. This consideration and justification should have regard to, inter alia, the guidance provided in the Stillorgan Village Area Movement Framework Plan; the objectives of the Stillorgan Local Area Plan 2018-2024, the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and associated Urban Design Manual and DMURS. The further consideration of this issue may require amendments to the documents and/or design proposals submitted.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. A site layout plan and relevant documentation indicating pedestrian and cycle connections and demonstrating how consistency with the Stillorgan Village Area Movement Framework Plan and compliance with the Stillorgan Local Area Plan 2018-2024 and DMURS is to be achieved. This should be accompanied by a planning report which addresses the issues of consistency with the above national and local policies and objectives and justifies if the development deviates from said policies and objectives.
2. Car parking rationale and details of parking management.

3. Landscape and Visual Impact Assessment with photomontages and 3D modelling, to include consideration of cumulative impacts including the adjacent development permitted under ABP-300520-18 and indicative proposals for the adjoining lands owned by Dun Laoghaire Rathdown County Council.
4. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture, where proposed, to include consideration of the frontages of the scheme to Lower Kilmacud Road, Old Dublin Road and St. Laurence Park. Additional cross sections, CGIs and visualisations should be included in this regard.
5. Details of proposed works to the public realm at Lower Kilmacud Road, Old Dublin Road and St. Laurence's Park, to include consent from relevant landowners where necessary.
6. A daylight / sunlight study to include consideration of (i) daylight levels at open spaces within the proposed scheme and (ii) shadow impacts on St. Laurence Park and the adjoining lands owned by Dun Laoghaire Rathdown County Council.
7. Additional drainage details having regard to the report of the Drainage Division of the planning authority, as contained in Appendix B of the Chief Executive Report dated 7<sup>th</sup> March 2019.
8. Retail Impact Assessment.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

---

Tom Rabbette  
Assistant Director of Planning  
,2019